## TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM

Property ID: R34393

landscaped islands: types 🗆 no

Property Informati	on	
property address:	3824 S TEXAS AVE	
legal description:	NORTH OAKWOOD, BLOCK 1, LOT 3,4	
owner name/address	MONTEMAYOR, JOSE C	
	1710 AUSTIN AVE	
	COLLEGE STATION, TX 778	
full business name:	Jose's Fine Mex	
land use category:	Commercial result	type of business: Mexican Restaured
current zoning:	<u> </u>	occupancy status: Chargied
lot area (square feet)	: <u>28,050</u>	frontage along Texas Avenue (feet): 148.46
lot depth (feet):	4.68	sq. footage of building: 4,074
property conforms to	: ¡min. lot area standards	·
# of buildings:		et): # of stories: ½
# of buildings:	n:	
# of buildings:	ecify): Concrete	
# of buildings:	n:minimum building setbacks	
# of buildings:	n:	s: gyes $\square$ no (if no, specify)
# of buildings:	n:	s: pyes   no (if no, specify)ccessible to the public: pyes   no lewalks along Texas Avenue: pyes   no
# of buildings:	minimum building setbacks tion date: 1964 accurce: byes $\Box$ no sid	s: pyes one (if no, specify)ccessible to the public: pyes one no lewalks along Texas Avenue: pyes one
# of buildings:	minimum building setbacks tion date: 1964 accurce: byes $\Box$ no sid	s: pyes one (if no, specify)ccessible to the public: pyes one lewalks along Texas Avenue: pyes one
# of buildings:	minimum building setbacks tion date: 1964 accurce: byes $\Box$ no sid	s: pyes no (if no, specify) ccessible to the public: pyes no lewalks along Texas Avenue: pyes no (pipe fences, decks, carports, swimming pools, etc.)
# of buildings:	minimum building setbacks  tion date: 1964 accurce: byes □ no sid	s:
building/site condition buildings conform to approximate construct possible historic resoruter improvements:  Freestanding Signs	minimum building setbacks  tion date: 1964 accurce: byes no sid	s: pyes   no (if no, specify) ccessible to the public: pyes   no lewalks along Texas Avenue: pyes   no

## improved: Syes $\square$ no parking spaces striped: Syes $\square$ no # of available off-street spaces: $\[ \] \]$ lot type: $\square$ asphalt $\[ \] \]$ concrete $\square$ other $\[ \] \]$ space sizes: $\[ \] \[ \] \]$ sufficient off-street parking for existing land use: $\[ \] \]$ voerall condition: $\[ \] \]$

je yes □ no:

end islands or bay dividers:

Curb Cuts on Texas Avenue
how many: curb types: Standard curbs □ curb ramps curb cut closure(s) suggested? □ yes sono
if yes, which ones:
meet adjacent separation requirements:   yes no meet opposite separation requirements:   yes no
I audenouing
Landscaping  yes no (if none is present) is there room for landscaping on the property?   yes no
comments:
Confinents.
Outside Storage
(Type of merchandise/material/equipment stored)
dumpsters present: pyes □ no are dumpsters enclosed: □ yes □ no
aumpsters present. Syes and are dumpsters enclosed. 2 yes sent
<u>Miscellaneous</u>
is the property adjoined by a residential use or a residential zoning district?
yes □ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: yes no
Other Comments:
has additional effected out and 1234394)